






**264 Cobbitty Road Cobbitty NSW**

4  3  4 

**Price** : \$ 1,650,000

**Land Size** : 4047 sqm

**View** : <https://www.acreagesales.com.au/4164757>



**Edwin Borg**  
0247748222



**Shane Brown**  
0246572166

## Hamptons Haven in Cobbitty Village!!!

Rare Hampton's Haven in picturesque Cobbitty that exudes class, character, charm and opportunity!

Set on a manicured approx. one acre (approx. 4,047 sq.m) of level grounds behind a traditional white picket fence; this stylishly renovated four-bedroom, two-storey residence has enormous street appeal with its sweeping driveway and expansive manicured front lawn.

Inside, you'll delight in what this home has to offer - a spacious, light-filled family room plus separate formal dining space with French door access from both rooms to the rear timber balcony. The open plan custom-made solid timber French provincial-style kitchen with island bench, 50mm solid stone benchtops, integrated Miele dishwasher and walk-in pantry makes for the perfect space to entertain, with easy access to a private landscaped outdoor alfresco zone. Completing downstairs is a large guest bedroom, open plan meals area plus separate living room with views overlooking the front of the property.

Upstairs, the home boasts an open plan study with built-in storage, modern main bathroom, plus two bedrooms with built-ins, carpets and fans. The spacious master also has a modern ensuite, walk in robe and serene views of the front and rear grounds.

Outdoors is all about entertaining, with a private side courtyard, sun-drenched in-ground pool with tropical surrounds and space for the family to ride bikes, camp out with friends or explore the seasonal birdlife.

You might also want to explore your options of dual living or selling off half the land, with a current DA in with council to subdivide approximately half an acre and reap the financial awards (subject to final approval).

Walk the kids to Cobbitty Public School during the week end enjoy a stroll to the local café for breakfast on the weekends. Make your move to Cobbitty Village today. Call to inspect.

Other features include:

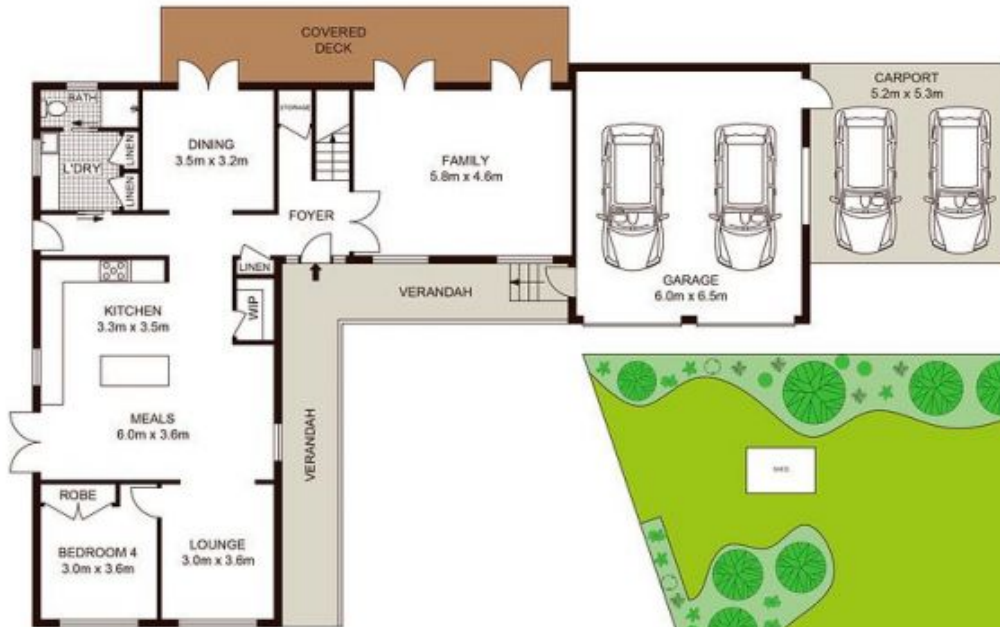
- Solid hardwood timber floors (dining, kitchen, family)
- Ducted air conditioning
- Laundry with shower/toilet
- 2x linen
- Neutral tones throughout
- Double lock-up garage + carport
- Excellent side access
- Horse stable at rear
- Firepit
- Rear shed
- Central to Cobbitty Village
- Close to sports fields
- Easy access to Nepean River for fishing/kayaking etc.
- Approx. 10 minutes to Narellan Town Centre/Camden CBD

\*Agent's Interest Declared

Photo identification must be presented to the agent by all parties prior to inspections. All care has been taken in providing accurate information in this advertisement. However, prospective purchasers are to rely on their own enquiries.



First Floor



Ground Floor



Site Floor



## 264 Cobbitty Road, COBBITTY

Not to scale • All measurements are approximate • Drawn for marketing purposes only • Floorplan by © Industrie Media

NORTH



<https://www.acreagesales.com.au>  
41 Wentworth Road, Bringelly NSW 2556

1/73 John Street, The Oaks NSW 2570  
3/23-29 Argyle Street, Camden NSW 2570